



TOWN OF MANSFIELD  
**MEETING  
NOTICE**

POSTED IN ACCORDANCE WITH THE  
PROVISIONS OF MGL CHAPTER 30A §20

POSTED  
Received by Town Clerk's  
Office on 5/22/2023 @ 12:35 PM  
by Sandra Mandile

TOWN CLERK

BOARD OR COMMITTEE: Planning Board

PLACE OF MEETING: Town Hall Meeting Room 3 A/B and Virtual via GoToWebinar

DATE & TIME: Wednesday, May 24, 2023 at 7:00 PM

AUTHORIZED SIGNATURE: *Priscilla McGill*

**THIS MEETING WILL BE CONDUCTED IN PERSON,  
VIRTUALLY AND ON MANSFIELD CABLE**

**AGENDA - AMENDED**

Please see following page for the agenda.

**INSTRUCTIONS FOR VIRTUAL MEETING**

**Registration URL**

<https://attendee.gotowebinar.com/register/680157224642348639>

**Webinar ID:**

773-357-195

**After registering, you will receive a confirmation email containing  
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CANCELLATION DATE & TIME: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

**Planning Board Meeting**  
**Agenda - AMENDED**  
**Wednesday, May 24, 2023**  
**7:00 p.m.**

**Town Hall Meeting Room 3 A/B and Virtual via GoToWebinar**  
**and**  
**BROADCAST ON MANSFIELD CABLE**

**Agenda Topics**

1. Call to Order
2. 7:05 pm CONTINUED Site Plan – 89 Forbes Blvd.; Whelan Associates, LLC, Applicant
3. Form A (ANR) – 600 South Main St.; Jane Sheehan Trustees; Applicant
4. **Form A (ANR) – 19 Stanley Circle; Kenneth & Gwendolyn Amador, Owner; Kevin & Caroline Levinson, Applicant**
5. 7:30 pm CONTINUED Public Hearing - Proposed Amendment to the Town of Mansfield Zoning Bylaws:

**Item 1:** Article 13: To see if the Town will vote to delete the existing Mansfield Station Revitalization Overlay District Zoning Bylaw Section 230-5.12 and replace it with the proposed full text for the purpose of implementing Goal 3D of the Mansfield Master Plan (2020) to aid in activating this under-utilized area and to allow for development near the station by providing for mixed-use, pedestrian-oriented, high value development within walking distance of the commuter rail station with public spaces and by providing a focal point for local art and culture while making connections for passive recreation, including but not limited to: Reorganization for ease of use and clarity of application process; Dimensional and density changes including by right base zoning density increased from 15 to 30 units per acre and subdistricts added for heights; Definitions; Parking/loading standards: Affordable housing requirement: Design standards; Zoning incentives significantly reworked. And further, to make corresponding amendments to the Zoning Attachments 1 Schedule of Principal Land Use Regulations and Attachment 2 Schedule 4.2B Density and Dimensional Regulations and Attachment 7, Train Station Revitalization District Overlay Map; or take any other action in relation thereto.

6. General Business – Minutes March 29, 2023, April 26, 2023, and May 10, 2023
7. Around the Table
8. Adjournment

***Next Planning Board Meeting – June 14, 2023 at 7:00 p.m. \*subject to change***